

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 4 June 2014, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS

1. NEW ENGLAND SUPPORT SERVICES, INC. and CITY OF EAST PROVIDENCE FIRE DEPARTMENT, request permission to retain 'TEMPORARY OFF-STREET PARKING' – PARKING TO BE EXTINGUISHED AND PROPERTY RETURNED TO ITS ORIGINALLY GRASSED STATE UPON COMPLETION OF FIRE STATION REHABILITATION, otherwise defined as a prohibited land use, for property located at 236 ORCHARD STREET, being MAP 206 BLOCK 10 PARCEL 21, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances - Petition No. 6520 and 6521)

2. PATRICIO PINTO dba VALLEY AUTO SERVICE, INC., requests permission to modify a previous zoning decision – to permit greater automobile storage – necessitating dimensional relief from minimum off-street parking stall dimensions, off-street loading stall

dimensions, internal travel aisle width dimensions and deficient landscaping / buffer requirements, for property located at 517 WARREN AVENUE, being MAP 307 BLOCK 9 PARCEL 1, in a COMMERCIAL 4. (Dimensional Variance - Petition No. 6514)

3. MARTIN REALTY, INC., requests permission to modify a variance granted 29 October 2008 – Petition No. 6307 – said petition permitting introduction of a take-out restaurant on a property that is split-zoned Commercial 2 District in the front and Residential 4 District in the rear, with the limitation that the residentially zoned portion be solely used for employee parking. The present proposal is to expand the seating capacity from the approved eight-seats to forty-seats, and extinguishing the limitation of rear-yard parking to permit both customer and employee parking. The present seating increase will require 15 parking spaces, whereas only nine (9) can be provided, for property located at 521 BULLOCKS POINT AVENUE, being MAP 312 BLOCK 72 PARCEL 13, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6542)

NEW BUSINESS

1. ANTHONY T. and KELLY OBIEN IACAVONE, request permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, as well as locating an excess number of vehicles within the required front-yard setback, for property located at 165 NORTON STREET, being MAP 308 BLOCK 22 PARCEL 13, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6545)

2. PINE CREST PARTNERS, LLC, requests permission to subdivide the subject lot into two (2) distinct parcels, resulting in the following dimensional deficiencies: Proposed Lot No. 1 failing to comply with the requisite lot depth, as well as excessive parking in the front-yard; and Proposed Lot No. 2 failing to comply with the requisite lot area, lot depth, lot width, as well as exceeding both the maximum building coverage and impervious lot coverage requirements. The subject property being located at 47 PINE CREST DRIVE, being MAP 513 BLOCK 2 PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6546)

3A. AMRISH PATEL, requests permission to waive the eighteen-month repetitive petition rule due to a substantial change in circumstances – minor reduction in proposed building addition, relocation of trash storage area, reduction in overall off-street parking deviation, and increase in interior travel aisle width, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and

RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6547)

3B. AMRISH PATEL, requests permission to waive the eighteen-month repetitive petition rule due to a substantial change in circumstances – minor reduction in proposed building addition, relocation of trash storage area, reduction in overall off-street parking deviation, and increase in interior travel aisle width, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6548)

4A. AMRISH PATEL, requests permission to convert a former professional office establishment to a retail (liquor sales) operation on a property split-zoned Commercial 2 District in the front and Residential 6 District in the rear, resulting in accessory customer and employee off-street parking being situated within the residentially zoned portion of the property, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6547)

4B. AMRISH PATEL, requests permission to convert a former professional office establishment to a retail (liquor sales) operation on a property split-zoned Commercial 2 District in the front and Residential 6 District in the rear, without complying with the minimum

rear-yard setback associated with the proposed retail expansion, minimum travel aisle width, parking within the front-yard setback (Ingraham Street), front-yard off-street parking landscape buffer, provision of off-street parking and off-street loading, for property located at 1015 SOUTH BROADWAY, being MAP 207 BLOCK 2 PARCEL 9.1, in a split-zoned COMMERCIAL 2 DISTRICT and RESIDENTIAL 6 DISTRICT. (Dimensional Variance(s) - Petition No. 6548)

EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”